

# **SOUTH BEND REDEVELOPMENT COMMISSION REGULAR MEETING**

September 15, 2006

10:00 a.m.

Presiding: Marcia I. Jones, President

227 West Jefferson Boulevard  
South Bend, Indiana

## **1. ROLL CALL**

Members Present:

Ms. Marcia Jones, President  
Mr. Karl King, Vice President  
Mr. Greg Downes, Secretary  
Mr. Hardie Blake, Jr.  
Mr. William Hojnacki

Legal Counsel:

Mr. Shawn Peterson, Esq.

Redevelopment Staff:

Mr. Don Inks, Director  
Mrs. Cheryl Phipps, Recording Secretary  
Ms. Sharon Kendall, Executive Director  
Mr. Bill Schalliol, Economic Development Specialist  
Mr. Timothy Williams, Economic Development Specialist  
Mr. Andrew Laurent, Economic Development Specialist  
Ms. Jennifer Laurent, Economic Development Specialist  
Ms. Ann Kolata, Economic Development Specialist

Others Present:

Ms. Pam Paluszewski, Legal Dept.  
Ms. Jamie Loo, South Bend Tribune  
Ms. Rita Kopala  
Mr. Rick Reed, Blackthorn Golf Course  
Mr. John Quickstad, Blackthorn Golf Course

Mr. King noted a Revised Agenda for the September 15, 2006 meeting. The Revised Agenda differs from the original Agenda by the addition of Items 6.B.(1) related to expansion of the Gameday Centers project; 6.D.(2) which has to do with the Capital Improvement Plan for Blackthorn Golf Course; and 6.D.(3) related to disposition of property in the Airport Economic Development Area.

Mr. King made a motion that the Revised Agenda be accepted and approved. Mr. Downes seconded the motion and the Commission approved the Revised Agenda dated September 15, 2006.

COMMISSION APPROVED THE REVISED  
AGENDA DATED SEPTEMBER 15, 2006

South Bend Redevelopment Commission  
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**2. APPROVAL OF MINUTES**

**A. Approval of Minutes of the Regular Meeting of  
Friday, August 4, 2006.**

Upon a motion by Mr. King, seconded by Mr.  
Downes and unanimously carried, the Commission  
approved the Minutes of the Regular Meeting of  
Friday, August 4, 2006.

COMMISSION APPROVED THE MINUTES OF THE  
REGULAR MEETING OF FRIDAY, AUGUST 4,  
2006

**3. APPROVAL OF CLAIMS**

Ratification of Redevelopment Commission Claims paid September 1, 2006.

324 AIRPORT AEDA

Ken Herceg & Associates	8,000.00
South Bend Tribune	95.16

414 SAMPLE EWING GENERAL

South Bend Water Works	173.21
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420 FUND TIF DISTRICT-SBCDA GENERAL

Indiana Michigan Power	174.60
Michiana Lock & Key, Inc.	146.50

\$ 8,589.47

Approval of Claims submitted September 15, 2006.

305 SBCDA 2003 BOND

Walker Parking Consultants	1,000.00
Metropolitan Title Company	275.00
Baker & Daniels	542.59
South Bend Water Works	255.59

324 AIRPORT AEDA

Ken Herceg & Associates	2,000.00
South Bend Tribune	3,000.00
Jerome E. Michaels, MAI	5,800.00

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Baker & Daniels	425.00
Ralph D. Lauver, MAI	9,500.00

420 FUND TIF DISTRICT-SBCDA GENERAL

CB Richard Ellis	568.20
ConSpect Services, Inc.	1,875.51
City of South Bend	4,060.35
Jerome E. Michaels, MAI	3,500.00
Ralph D. Lauver	3,750.00

619 FUND BLACKTHORN

Meadowbrook Golf Group Inc.	8,000.00
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\$ 44,552.24

Upon a motion by Mr. King, seconded by Mr. Downes and unanimously carried, the Commission ratified claims paid September 1, 2006 and approved the Claims submitted September 15, 2006.

COMMISSION RATIFIED CLAIMS PAID SEPTEMBER 1, 2006 AND APPROVED THE CLAIMS SUBMITTED SEPTEMBER 15, 2006

**4. COMMUNICATIONS**

There were no Communications.

THERE WERE NO COMMUNICATIONS

**5. OLD BUSINESS**

There was no Old Business.

THERE WAS NO OLD BUSINESS

**6. NEW BUSINESS**

**A. Tax Abatements**

- (1) Commission approval requested for Resolution No. 2269 approving an application for real property tax deduction for property located at 920/922 Notre Dame Avenue in the Northeast Neighborhood Development Area. (Mark and Ruth Noll)**

**6. NEW BUSINESS (CONT.)**

**A. Tax Abatements**

**(1) continued...**

Mr. Schalliol gave the staff report on the project. Mark and Ruth Noll intend to construct a new two-story residential dwelling of 2,360 square feet with approximately eight rooms, a two-car garage and a half-finished basement. The home will be constructed on a vacant lot as part of the Northeast Neighborhood Redevelopment Project. The estimated cost of the project will be \$350,000.

The Nolls have not received any previous tax abatements. The property is properly zoned for the project. The property is in the Northeast Neighborhood Development Area, a Tax Incremental Allocation Area; therefore the abatement must be approved by the Redevelopment Commission. The project qualifies for a five-year residential tax abatement under the tax abatement ordinance.

Assuming a constant tax rate, the cost of the abatement over five years is as follows:

	Estimated Taxes Over 5 Yrs
Without Abatement	\$36,935
With 5 Yr Abatement	\$26,672
Estimated Cost of 5 Yr Abatement	\$10,263

## 6. NEW BUSINESS (CONT.)

### A. Tax Abatements

#### (1) continued...

Upon a motion by Mr. Hojnacki, seconded by Mr. Downes and unanimously carried, the Commission approved Resolution No. 2269 approving an application for real property tax deduction for property located at 920/922 Notre Dame Avenue in the Northeast Neighborhood Development Area. (Mark and Ruth Noll)

COMMISSION APPROVED RESOLUTION No. 2269  
APPROVING AN APPLICATION FOR REAL  
PROPERTY TAX DEDUCTION FOR PROPERTY  
LOCATED AT 920/922 NOTRE DAME AVENUE IN  
THE NORTHEAST NEIGHBORHOOD  
DEVELOPMENT AREA. (MARK AND RUTH NOLL)

### B. South Bend Central Development Area

#### (1) Commission approval requested for Proposal for Expansion of Gameday Project.

Mr. Peterson noted that Gameday Centers has just presented a new terms sheet for its project at the northwest corner of St. Joseph St. and Jefferson Blvd. The letter of request from Gameday states:

*We have received such a positive response to our College Football Hall of Fame Gameday project that we desire to expand the project to accommodate approximately 196 units. Our revised site plan currently proposes to build a fifteen-story structure that will contain a parking facility having approximately 404 parking spaces and ground retail of 8,650 square feet. This expansion would require that we expand slightly into DeRue Ct. Further, it will require that our entire footprint be used to build the proposed facility; consequently, we ask for the following conditions: (1) construction access between*

**6. NEW BUSINESS (CONT.)**

**B. South Bend Central Development Area**

**(1) continued...**

*the Hall of Fame and Gameday sidewalk; (2) access to DeRue Ct.; (3) access to a lane or two of St. Joseph St. and Jefferson Blvd. (subject to approval by the Redevelopment Authority, Board of Public Works, and the Indiana Department of Transportation); (4) items related to the sewer easement the city has on the property; (5) amending the Development Agreement and Contract to Purchase to provide for an expanded timeline for the project.*

Mr. Peterson noted that staff expects to close on the property in early 2007. Construction is anticipated to start in spring 2007 with a twenty-four month construction period. The site will be expanded twenty-two feet to the north. Gameday will provide twelve parking spaces to the Hall of Fame (with validation for seven years) to replace the surface lot spaces that will be lost to the Hall of Fame. Gameday will construct the plaza between the Hall of Fame and its project. They have relocated their hotel entrance to be facing the Hall of Fame to provide further synergy for the two projects. Gameday will be providing landscaping and curbing all around the project that is consistent with the project and the quality of the downtown. Staff recommends approving the revision to allow this great project to expand.

Mr. King asked if INDOT's involvement is due to the request to use St. Joseph St.? Mr. Peterson responded that is correct.

**6. NEW BUSINESS (CONT.)**

**A. South Bend Central Development Area**

**(1) continued...**

Mr. Peterson also noted that the Board of Public Works is proposing to allow for some parallel parking along St. Joseph St. in front of the project.

Mr. Hojnacki asked if the entire west lane would be reserved for parallel parking, all the way down to where the School Corporation is? Mr. Peterson responded that it would. When Gameday reconstructs the curbs, they will construct them so it looks like it's intended for parallel parking. Currently, that is a deceleration lane for the parking garage, but the Gameday parking garage will have an entrance off of Jefferson Blvd., so a deceleration lane between the School Corporation and Washington St. will not be needed.

Mr. Downes indicated that he will abstain from voting on this item in order to prevent the appearance of a conflict of interest because his name is on the reservation list for the new hotel.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the terms and conditions set forth in the letter from Gameday Centers related to its project at the northwest corner of St. Joseph St. and Jefferson Blvd. Mr. Downes abstained from the vote.

COMMISSION APPROVED THE TERMS AND CONDITIONS SET FORTH IN THE LETTER FROM GAMEDAY CENTERS RELATED TO ITS PROJECT AT THE NORTHWEST CORNER OF ST. JOSEPH ST. AND JEFFERSON BLVD

**6. NEW BUSINESS (CONT.)**

**C. Sample-Ewing Development Area**

- (1) Commission approval requested for Contract of Purchase and Sale with Norfolk Southern Corporation for the seven-acre former rail yard located within Studebaker Area A in the Sample-Ewing Development Area.**

Mr. Laurent noted that this item relates to the former Studebaker Rail Yard that was part of the South Bend Stamping plant. On July 11, 2005 the Commission approved a counter offer from Norfolk Southern Corporation in the amount of \$115,000. That approval was contingent upon drafting an equitable purchase contract. After thirteen months of negotiation, that document has been completed. The document retains the purchase price of \$115,000. The Commission would pay \$10,000 in earnest money after which the Commission will have thirty days to conduct title examination and furnish Norfolk Southern with any objections. The Commission shall then have 90 days to conduct environmental testing at the property and provide a written statement of any environmental concerns found that impact the property. At the end of the 90 days both sides have the ability to either waive any objections they have and close the transaction or renegotiate the sale terms and purchase price, or terminate the agreement and walk away. Mr. Laurent stated that this is the best deal we could negotiate with Norfolk Southern and staff recommends approval.

Mr. Peterson noted that legal counsel has not had an opportunity to review the Contract of

## 6. NEW BUSINESS (CONT.)

### C. Sample-Ewing Development Area

#### (1) continued...

Purchase and Sale, so would like the Commission to approve it contingent upon legal review.

Upon a motion by Mr. Hojnacki, seconded by Mr. Downes and unanimously carried, the Commission approved the Contract of Purchase and Sale with Norfolk Southern Corporation for the seven-acre former rail yard located within Studebaker Area A, subject to review by legal counsel.

COMMISSION APPROVED THE CONTRACT OF PURCHASE AND SALE WITH NORFOLK SOUTHERN CORPORATION FOR THE SEVEN-ACRE FORMER RAIL YARD LOCATED WITHIN STUDEBAKER AREA A, SUBJECT TO REVIEW BY LEGAL COUNSEL

#### (2) **Commission approval requested for professional services in the Sample-Ewing Development Area. (ALTA Land Title and Topographic Survey, Norfolk Southern Rail Yard)**

Mr. Laurent noted that staff solicited proposals from Wightman Petrie, Inc. and Danch Harner and Associates to conduct a Land Title Survey and a Topographic Survey of the Norfolk Southern Rail Yard. The Commission must provide this survey before the transaction with Norfolk Southern is closed. Danch Harner's proposal ranges from \$6,225 to \$6,725. Wightman Petrie's proposal is for a fee not to exceed \$5,900. Staff recommends accepting the proposal from Wightman Petrie.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission approved the request for proposals in the Sample-Ewing Development Area and accepted the proposal from

COMMISSION APPROVED THE REQUEST FOR PROPOSALS IN THE SAMPLE-EWING DEVELOPMENT AREA AND ACCEPTED THE PROPOSAL FROM WIGHTMAN PETRIE FOR AN AMOUNT NOT TO EXCEED \$5,900

**6. NEW BUSINESS (CONT.)**

**C. Sample-Ewing Development Area**

**(2) continued...**

Wightman Petrie for an amount not to exceed \$5,900.

**(3) Staff report on acquisition of property in the Sample-Ewing Development Area.**

Ms. Kolata noted that staff has been trying to purchase the former South Bend Lathe building for some time. The property is currently tax delinquent and on the tax sale list. The total property tax and penalties is \$341,261.31. Staff requests authorization to bid on the two parcels at the tax sale for a price up to \$440,000. The starting bid would have to be \$341,261.31. The higher amount would allow staff to attempt to outbid another bidder.

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission authorized staff to bid on the former South Bend Lathe property at the tax sale for an amount not to exceed \$440,000 and authorized release of a check up to that amount.

COMMISSION AUTHORIZED STAFF TO BID ON THE FORMER SOUTH BEND LATHE PROPERTY AT THE TAX SALE FOR AN AMOUNT NOT TO EXCEED \$440,000 AND AUTHORIZED RELEASE OF A CHECK UP TO THAT AMOUNT

**(4) Commission approval requested for Resolution No. 2267 approving the fair market value of property in the Sample-Ewing Development Area. (1217 S. Walnut, Kokoku Wire)**

Mr. Schalliol noted that Resolution No. 2267 sets the fair market value of the former Kokoku Wire property at \$147,000. The parcel is 13.45 acres in size and contains one

**6. NEW BUSINESS (CONT.)**

**C. Sample-Ewing Development Area**

**(4) continued...**

235,798 sft building. The proposed value was determined by the average of two independent appraisals in an as-clean condition.

Upon a motion by Mr. King, seconded by Mr. Downes and unanimously carried, the Commission approved Resolution No. 2267 approving the fair market value of property in the Sample-Ewing Development Area. (1217 S. Walnut, the former Kokoku Wire)

COMMISSION APPROVED RESOLUTION NO. 2267  
APPROVING THE FAIR MARKET VALUE OF  
PROPERTY IN THE SAMPLE-EWING  
DEVELOPMENT AREA. (1217 S. WALNUT, THE  
FORMER KOKOKU WIRE)

**(5) Commission approval requested for Bid Specifications and Design Considerations for property located at 1217 S. Walnut in the Sample-Ewing Development Area.**

Mr. Schalliol reviewed the Bid Specifications and Design Considerations proposed for the former Kokoku Wire property. The purchaser must purchase the entire site, including the building. The required use for the parcel is such industrial uses as manufacturing, warehousing and distribution and uses in accordance with the GI General Industrial zoning designation. All proposals must include a basic reuse plan for the existing building and site and a proposed timeline. All other provisions of the Sample-Ewing Development Area Development Plan must be met. Bidders must submit their proposals at the October 20, 2006 Commission meeting.

Mr. Peterson noted that a bidder may bid consideration in lieu of cash, as long as they

**6. NEW BUSINESS (CONT.)**

**C. Sample-Ewing Development Area**

**(5) continued...**

have the proper evidence to support its value such as an appraisal.

Upon a motion by Mr. Hojnacki, seconded by Mr. Downes and unanimously carried, the Commission approved the Bid Specifications and Design Considerations for property located at 1217 S. Walnut in the Sample-Ewing Development Area.

COMMISSION APPROVED THE BID SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR PROPERTY LOCATED AT 1217 S. WALNUT IN THE SAMPLE-EWING DEVELOPMENT AREA

**(6) Commission authorization requested to Publish Notice of Intended Sale of Land with publication dates of September 22 and September 29, 2006 and Receipt of Bids at 10:00 a.m., October 20, 2006. (1217 S. Walnut)**

Upon a motion by Mr. King, seconded by Mr. Hojnacki and unanimously carried, the Commission authorized publication of the Notice of Intended Sale of Land with publication dates of September 22 and September 29, 2006 and Receipt of Bids at 10:00 a.m., October 20, 2006. (1217 S. Walnut)

COMMISSION AUTHORIZED PUBLICATION OF THE NOTICE OF INTENDED SALE OF LAND WITH PUBLICATION DATES OF SEPTEMBER 22 AND SEPTEMBER 29, 2006 AND RECEIPT OF BIDS AT 10:00 A.M., OCTOBER 20, 2006. (1217 S. WALNUT)

**D. Airport Economic Development Area**

**(1) Commission approval requested for Resolution No. 2270 related to acquisition of property in the Airport Economic Development Area. (1735 and 1827 N. Bendix)**

Mr. Schalliol noted that Resolution No. 2270 authorizes purchase offers to be sent for two

**6. NEW BUSINESS (CONT.)**

**D. Airport Economic Development Area**

**(1) continued...**

properties needed for right of way for the expansion of the Bendix and Voorde intersection. The purchase price was set by two independent appraisals at \$8,348 for 1735 N. Bendix and \$7,912.50 for 1827 N. Bendix.

Upon a motion by Mr. Downes, seconded by Mr. Hojnacki and unanimously carried, the Commission approved Resolution No. 2270 related to acquisition of property in the Airport Economic development Area.

COMMISSION APPROVED RESOLUTION No. 2270  
RELATED TO ACQUISITION OF PROPERTY IN THE  
AIRPORT ECONOMIC DEVELOPMENT AREA

**(2) Staff report on Capital Improvements in the Blackthorn Golf Course.**

Mr. Inks noted that at a previous meeting the Commission entertained a request for bunker renovations for Blackthorn Golf Course. The instruction to staff coming out of that meeting was to review the capital plans for the golf course and come up with a proposal to finance the capital improvements from the operating revenue of the golf course.

Staff has put together schedules which meet those requirements and have provided them to the Commissioners prior to this meeting. Rick Reid and John Quickstad of Blackthorn Golf Course have put together a Capital Plan covering the years 2006 through 2020. It includes course improvements, equipment needed to maintain the course, clubhouse improvements, and equipment needed to sustain the operations in the clubhouse. Staff believes it is a very comprehensive list of

**6. NEW BUSINESS (CONT.)**

**D. Airport Economic Development Area**

**(2) continued...**

capital needs over that period of time.

In addition, Mr. Reid and Mr. Quickstad have put together a pro forma ten-year operating budget covering three historical years, from 2003 through 2005, and projections for 2006 through 2012. The pro forma includes revenues from the course, expenses related to course operations, and a net income line. It also includes an annual sinking fund. The purpose of the sinking fund is to be a reserve to deal with emergency administrative and capital needs. The target level of the sinking fund when it is fully funded will be 15% of annual operating revenues. It is being funded over a period of time, contributing 2-1/2% of operating revenue each year until 2012. There is a line for net cash flow after the sinking fund contributions each year. That line indicates what funds are available for annual capital projects. Then, there is a line for capital projects that flows right out of the capital plan. Mr. Inks pointed out that in 2006 and 2007 there are some large negative numbers. The planned capital needs for 2006 and 2007 would generate negative cash flows, but there is a capital reserve that has been built up from 2003 to 2005. Over that period the golf course generated net profits of \$651,000. That includes subtracting out capital that was spent from golf course revenues, both golf course capital as well as TIF capital. So, it is a true net profit from operations after capital expenditures for the period 2003-2005. The recommendation today is to take \$250,000 of

**6. NEW BUSINESS (CONT.)**

**D. Airport Economic Development Area**

**(2) continued...**

that net profit of \$651,000 and apply that to the first portion of the bunker renovations and to fund the balance of the bunker renovations from future profits from the golf course. The total bunker renovations are expected to be about \$450,000, so about \$200,000 of future profits will be needed to fund the balance of the bunker improvements. Staff also recommends the Commission authorize the Board of Public Works to bid and award up to \$450,000 for the bunker renovations. This will still mean that there may still be some short delays in meeting some of the capital needs because even with the \$250,000 from prior years' profits there will be some shortfall in 2006 and 2007. By the end of 2008 everything will even out and all capital needs will have been met based on the capital plan submitted and there should be a small reserve of about \$25,000.

Mr. Peterson asked, related to the Board of Public Works bidding and awarding the project, whether the bids would include a base bid with alternate options, because the entire \$450,000 wouldn't be available until later years. Mr. Inks responded that that was correct. What we will do at the staff level is work with the BPW to make sure that the cash is there at the golf course for whatever bids are awarded. If we need to split it into to contracts over two years, we'll do that. Or if there's a way to bid it out as alternates, and structure it so we can do it as one contract, we will do that. But the basic concept is

**6. NEW BUSINESS (CONT.)**

**D. Airport Economic Development Area**

**(2) continued...**

\$250,000 will come from prior years' profits; the balance will be funded from future profits from the golf course.

Mr. King commended the staff for their good work. The capital plan is terrific, comprehensive and businesslike. He recognized the amount of work it took to put it together. It's ideal for the Commission's oversight of the golf course and he hoped it proves to be a good management tool for the golf course staff.

Mr. King asked what will happen when the sinking fund balance reaches 15% of the operating revenue? Would the annual contribution be reduced below 2-1/2%? Or would any excess balance over the 15% become available for capital projects for the golf course? Mr. Inks responded that staff would recommend it be available for capital improvements.

Ms. Jones agreed with Mr. King on his commendation of staff for their efforts and noted that the Blackthorn staff must feel much better about their control of the operation going forward. It's a great model that should be used for other public projects.

Upon a motion by Mr. King, seconded by Mr. Downes and unanimously carried, the Commission authorized Blackthorn Golf Course to work with the Board of Public Works to prepare bid specifications, advertise and award the bid with

COMMISSION AUTHORIZED BLACKTHORN GOLF COURSE TO WORK WITH THE BOARD OF PUBLIC WORKS TO PREPARE BID SPECIFICATIONS, ADVERTISE AND AWARD THE BID WITH SEGMENTATION OF THE PROJECT AND ALLOCATION OF FUNDS THAT MATCH WITH THE PROJECTED AVAILABILITY OF FUNDS AS SHOWN IN THE DOCUMENTS PRESENTED

**6. NEW BUSINESS (CONT.)**

**D. Airport Economic Development Area**

**(2) continued...**

segmentation of the project and allocation of funds that match with the projected availability of funds as shown in the documents presented.

**(3) Staff report on disposition of property in the Airport Economic Development Area.**

Mr. Peterson noted that the Development Agreement for the Blackthorn Hotel contains a date by which the sale of land must close. He informed the Commission that the developer has experienced some delays in getting financing for the project. Mr. Peterson requested authorization to close the transaction when the financing is complete.

Upon a motion by Mr. King, seconded by Mr. Downes and unanimously carried, the Commission authorized staff to extend the date specified in the Development Agreement for closing on the sale of land and authorized staff to proceed to closing when financing arrangements are complete.

COMMISSION AUTHORIZED STAFF TO EXTEND THE DATE SPECIFIED IN THE DEVELOPMENT AGREEMENT FOR CLOSING ON THE SALE OF LAND AND AUTHORIZED STAFF TO PROCEED TO CLOSING WHEN FINANCING ARRANGEMENTS ARE COMPLETE

**E. South Bend Medical Services District**

There was no business in the South Bend Medical Services District.

**F. West Washington-Chapin Development Area**

There was no business in the West-Washington Chapin Development Area.

**6. NEW BUSINESS (CONT.)**

**G. South Side Development Area**

There was no business in the South Side Development Area.

**H. Northeast Neighborhood Development Area**

There was no business in the Northeast Neighborhood Development Area.

**I. Douglas Road Economic Development Area**

There was no business in the Douglas Road Economic Development Area.

**7. PROGRESS REPORTS**

Mr. Inks noted that at the August 4, 2006 meeting the Commission authorized staff to do some research and analysis related to the LaSalle Square area and to report at a future date. Staff is getting close to putting together a final report. They will present a final report at the October 6, 2006 meeting.

PROGRESS REPORTS

Mr. Laurent reported that all of the Stamping Plant buildings will be down by September 22. The contract gives the contractor until July 2007, but they are well ahead of schedule. The structures are down, but they have not removed anything below ground yet.

**8. NEXT COMMISSION MEETING**

The next meeting of the Redevelopment Commission is scheduled for Friday, October 6, 2006 at 10:00 a.m.

NEXT COMMISSION MEETING

South Bend Redevelopment Commission  
Regular Meeting –September 15, 2006

**9. ADJOURNMENT**

There being no further business to come before the Redevelopment Commission, Mr. King made a motion that the meeting be adjourned. Mr. Downes seconded the motion and the meeting was adjourned at 10:35 a.m.

ADJOURNMENT

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Donald E. Inks, Director

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Marcia I. Jones, President

**EXECUTIVE SESSION**

**Date**

The South Bend Redevelopment Commission met in Executive Session on Friday, September 15, 2006 at 8:45 a.m. The meeting was held in Room 1200 County-City Building, 227 West Jefferson, South Bend, Indiana, for the purposes specified in I.C. 5-14-1.5-6.1(b)(2)(D) and I.C. 5-14-1.5-6.1(b)(B). Commissioner's Present: Marcia Jones, President; Karl King, Vice President; Greg Downes, Secretary; Hardie Blake, Bill Hojanaki. Others Present: Sharon Kendall, Executive Director, Community & Economic Development, Don Inks, Director, Economic Development, Pam Paluszewski, Shawn Peterson, Bill Schalliol, Jennifer Laurent, Andy Laurent, Tim Williams, Nick Witwer, Robert Mathia, and Ann Kolata. The Commission certifies that no topic was discussed other than the subject matter specified in the Public Notice. The Executive Session was adjourned at 10:00 a.m.

**CITY OF SOUTH BEND,  
DEPARTMENT OF REDEVELOPMENT**

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*Signature*

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*Printed Name and Title*

**South Bend Redevelopment Commission**